

21B Beals Cove Road - One Bedroom

July 31, 2024 - September 30, 2025

Costs - total [A+B+C+D+E+F]	\$ (415,512.26)
Purchase Jun 2024 (A)	\$ (351,472.69)
Carrying Costs (B)	\$ (11,006.17)
Insurance	\$ (3,933.62)
Condo fees	\$ (6,416.00)
Water	\$ -
Elec	\$ (656.55)
Sewer	\$ -
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Final (D)	\$ (46,378.23)
Work completed	\$ (46,378.32)
Approved changeorders	\$ (1,398.23)
Estimate to completion	\$ -
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (6,537.50)
Work completed	\$ (6,537.50)
Estimate to completion	\$ -
Misc. (F)	\$ (117.67)

Sources - total	\$ 217,425.16
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ -
Rental Income	
Energy Rebates/Funds	\$ -
Sales Proceeds*	\$ 217,425.16

Projected Net Cost to the Trust	\$ (198,087.10)
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*Sales proceeds based on 80% ami, 7.34 % interest, \$463 /month condo fee; sale date June 2025; updated April 2025.